

Plat for zoning variance

Owner - Agnes Lam

3035 Freeway, Baltimore, MD 21227

District 13,

Subdivision - Riverview - Portions of Blocks 3 and 4

Lot 53, Block 4, Book 20, Folio 46

Existing utilities in Freeway

Scale: 1" = 20'

Zoning DR 10.5

North

#30

PETITION FOR ZONING VARIANCE 85-93-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.202.3.B. (XX.C.4)1453 Amendments to permit a rear yard of 37 feet instead of the required 50 feet.

1. It is impossible to expand in any other direction.
2. Additional space is needed to enjoy the full use of home.
3. Cannot afford to move to larger home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property, which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
City and State _____
Telephone No.: _____
Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1984, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: September 18, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 85-89-A and 85-93-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG/JGH/sf

Norman E. Gerber
Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 1, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Al Donnelly
Security Builders, Inc.
6660 Security Blvd.
Baltimore, Maryland 21207

RE: Case No. 85-93-A (Item No. 30)
Petitioner - Agnes Lam
Variance Petition

Dear Mr. Donnelly:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 31, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #30 (1984-1985)
Property Owner: Agnes Lam
E/S Freeway 320' S. from centerline
Wineap Court
Access: 16 x 104
District: 13th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holding downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,
Gilbert S. Benson, P.E., Mst. Chief
Bureau of Public Services

GSB:EM:DBS:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 8-14-84
Item # 30
Property Owner: Agnes Lam
Location: E/S Freeway 320' S. from centerline
Wineap Court

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINKE
CHIEF

August 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Agnes Lam

Location: E/S Freeway 320' S. from c/l Wineap Court

Item No.: 30

Zoning Agenda: Meeting of August 14, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: George M. Hammond
Fire Prevention Bureau

REVIEWED BY: _____
Planning Group
Special Inspection Division

JK/nb/cm

APR 3 1985

ORDER RECEIVED FOR FILING

DATE October 9, 1984
BY Miss Lempke (clerk)
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of October, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of 37 feet in lieu of the required 50 feet for the expressed purpose of constructing a one story addition, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order.

Jean M.H. Jung
Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING

September 20, 1984

Ms. Agnes Lam
3035 Freeway
Baltimore, Maryland 21227

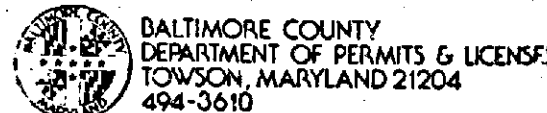
NOTICE OF HEARING
RE: Petition for Variance
E/S Freeway, 320' S of the c/l of
Winsap Court (3035 Freeway)
Agnes Lam - Petitioner
Case No. 85-93-A

TIME: 9:30 A.M.
DATE: Tuesday, October 9, 1984
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Al Donnelly
Security Builders, Inc.
6660 Security Blvd.
Baltimore, Maryland 21207

Charles E. Burnham
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 131959
DATE: 9/1/84 ACCOUNT: 01-615-000
AMOUNT: 75.00
RECEIVED BY: Patricia J. Law
FOR: Files for Variance # 30
6 183*****355016 8028F
VALIDATION OR SIGNATURE OF CARRIER



August 29, 1984

TED JABLON, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #30 Zoning Advisory Committee Meeting are as follows:
Property Owner: Agnes Lam
Location: E/S Freeway 320' S. from c/l Winsap Court
Relative Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a rear yard setback of 37' in lieu of the required 50'.

- Items checked below are applicable:
- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 and any amendments thereto for the purpose of "miscellaneous" and other applicable Codes.
 - (B) A building/ other permit shall be required before beginning construction.
 - (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
 - (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

SPECIAL NOTE: (E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A sidewalk is required if construction is on the lot line, see Table 501, Line 2, Section 1407 and Table 1402, also Section 501-4.

(F) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, then the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:ea

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 9-21-84
Posted for: Variance
Petitioner: Agnes Lam
Location of property: E/S Freeway, 320' S. of the c/l of Winsap Court (3035 Freeway)
Location of Sign: On front of 3035 Freeway
Remarks: See Petition
Posted by: J.D. Potts Signature Date of return: 9-28-84
Number of Signs: 1

CERTIFICATE OF PUBLICATION
TOWSON, MD., Sept. 20, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 20, 1984.

THE JEFFERSONIAN,
W. Keenstock
Publisher

\$18.00

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning and Planning Department of Baltimore County, hereby certifies that the following Petition for Variance is on file in the Office of Planning and Zoning, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Petitioner for a stay of the hearing on the above Petition for Variance is Agnes Lam, who has filed with the Zoning Commission a Petition for a stay of the hearing on the above Petition for Variance. The Petitioner for a stay of the hearing on the above Petition for Variance is Agnes Lam, who has filed with the Zoning Commission a Petition for a stay of the hearing on the above Petition for Variance. The Petitioner for a stay of the hearing on the above Petition for Variance is Agnes Lam, who has filed with the Zoning Commission a Petition for a stay of the hearing on the above Petition for Variance.

RE: PETITION FOR VARIANCE
E/S of Freeway, 320' S of the
Centerline of Winsap Ct.
(3035 Freeway), 13th District
AGNES LAM, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-93-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Agnes Lam, 3035 Freeway, Baltimore, MD 21227, Petitioner; and Mr. Al Donnelly, Security Builders, Inc., 6660 Security Blvd., Baltimore, MD 21207, Agent for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



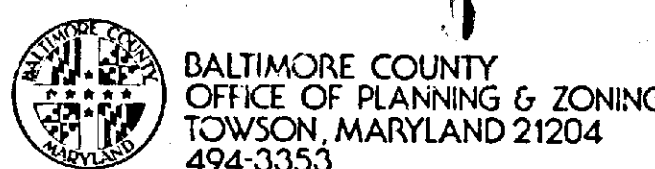
September 20 19 84

PETITION FOR VARIANCE
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THIS IS TO CERTIFY, that the annexed advertisement of
PETITION VARIANCES
59083
was inserted in the following:
☐Catoctin Times
☐Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 22 day of September, 1984, that is to say,
the same was inserted in the issues of
September 20, 1984

PATUXENT PUBLISHING CORP.
By J. J. J. J.

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY
Plaintiff
VS.
Defendant
CERTIFICATE OF PUBLICATION OF



ARNOLD JABLON
ZONING COMMISSIONER

October 9, 1984

Mr. Al Donnelly
Security Builders, Inc.
6660 Security Boulevard
Baltimore, Maryland 21207

RE: Petition for Variance
E/S of Freeway, 320' S of the center
line of Winsap Ct. (3035 Freeway)
13th Election District
Agnes Lam - Petitioner
No. 85-93-A (Item No. 30)

Dear Mr. Donnelly:

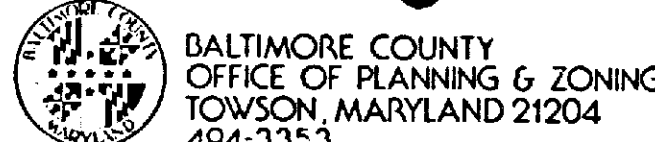
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel



ARNOLD JABLON
ZONING COMMISSIONER

September 27, 1984

Ms. Agnes Lam
3035 Freeway
Baltimore, Maryland 21227

RE: Petition for Variance
E/S Freeway, 320' S of the c/l of
Winsap Court (3035 Freeway)
Agnes Lam - Petitioner
Case No. 85-93-A (Item #30)

Dear Ms. Lam:

This is to advise you that \$40.40 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene Janney, Zoning Office, Room 113, County Office Building,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 134362
DATE: 10/9/84 ACCOUNT: 2-01-615-000
AMOUNT: \$40.40
RECEIVED FROM: Arlene Janney
FOR: Advertising and Posting of Case No. 85-93-A
6 021*****4016 8094F
VALIDATION OR SIGNATURE OF CARRIER

APR 3 1985